



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**247 MARTINDALE Boulevard, Calgary T3J 2X8**

MLS®#: **A2158488**

Area: **Martindale**

Listing Date: **08/17/24**

List Price: **\$509,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 05-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1989**

Finished Floor Area  
Abv Sqft: **1,098**  
Low Sqft:  
Ttl Sqft: **1,098**

Lot Information

Lot Sz Ar: **3,024 sqft**  
Lot Shape:

DOM

**168**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Level,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Central Vacuum**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`0" x 4`1"	Living Room	Main	11`11" x 12`9"
Dining Room	Main	7`10" x 11`0"	Kitchen	Main	11`5" x 9`11"
2pc Bathroom	Main	7`10" x 3`5"	Pantry	Main	2`1" x 1`11"
Bedroom - Primary	Second	8`10" x 8`11"	Bedroom	Second	8`10" x 9`0"
Bedroom	Second	8`10" x 8`11"	4pc Bathroom	Second	7`6" x 4`11"
Game Room	Basement	10`9" x 9`9"	Den	Basement	7`9" x 8`11"
Laundry	Basement	14`10" x 7`6"	Furnace/Utility Room	Basement	6`9" x 5`11"

Title: **Fee Simple**  
Zoning: **R-C2**  
Legal Desc: **8211473**

Remarks

Pub Rmks: **Welcome to 247 Martindale Blvd NE, a delightful detached home that offers comfort, convenience, and a perfect location in a family-friendly neighborhood. This charming property features 3 bedrooms, 1 full bath, and 1 half bath, making it an ideal space for families or those looking to settle into a cozy home. As you step inside, you'll be greeted by a warm and inviting living space that flows seamlessly into the dining area. The kitchen is designed for both functionality and style. One of the standout features of this home is the finished basement, offering additional living space that can be used as a recreation room, home office, or entertainment area. The basement also houses a washer and dryer. Outside, the property boasts a detached double car garage, providing secure parking and extra storage space. The backyard offers a private area perfect for outdoor activities, as well as extra storage nestled to the side of the property. Located in the heart of Martindale, this home is close to schools, parks, shopping, and public transportation, making it a prime location for easy living. Whether you're looking for a place to raise your family, or an investment opportunity, this property offers easy access to all essential amenities. Book your showing today!**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









